



Shuniah – FIRE DEPARTMENT

REPORT: PG 19-11-20c

Date: November 19, 2019

TO: Mayor and Council

CC: Craig Baumann, Manager of Operations
Nadene Hunley, Clerk/Manager of Planning

FROM: Paul Greenwood, CAO

SUBJECT: Draft Recreational Trailer By-Law

RECOMMENDATION:

THAT Council receives a draft Recreational Trailer By-Law, draft Trailer Licencing Fee Schedule and draft Zoning Amendments for discussion and comments.

BACKGROUND:

Recreational Trailers are currently allowed in our Zoning By-law, Sec.4.16, for temporary accommodation for periods not exceeding 90 days in any calendar year. The intent of the By-law was to allow for only one trailer and only if there is a legally existing dwelling and if the trailer is located in accordance with the required yard and water setbacks applicable to a dwelling.

DISCUSSION:

Each year administration receives complaints regarding the use of recreational trailers in the Municipality of Shuniah. Most of the complaints revolve around the number of trailers on the property being used for accommodation or storage, the number of days the trailer is being used, trailers being used as storage buildings and the location of trailers on a property. Enforcement of these sections of the by-law prove to be a challenge as it is difficult to determine the duration the trailer has been located on the property and if the trailer has remained in that location for the entire duration. In addition, the wording of the by-law is such that it could be clearer wording to clearly identify the number of trailers allowed on a property and whether the trailers are being used or simply stored on the property.

In addition to applying the current comprehensive zoning by-law, the new draft Official Plan along with the Master Wastewater and Water Servicing Plan (MWWSP) has identified a number of concerns in high density areas regarding temporary accommodations through recreational trailers, the increased risk of health, safety and well being of persons, protection to properties and the social and environmental well-being of the municipality.

While this new trailer by-law is significantly more comprehensive than the current regulations in the zoning by-law, the intent of the new by-law is essentially the same: **allow for limited use of trailers for short-term accommodation.** A major improvement within the new by-law will be the use of set fines under Part I of the Provincial Offences Act. The by-law will also clearly identify that each day a contravention continues will constitute a separate offence with a goal of enforcement and compliance.

Administration have reviewed several recreation trailer licencing by-laws to provide enough flexibility in our own by-law to meet the needs of our residents and make provisions in short form wording so support the enforcement that is expected within our Municipality.

FINANCIAL IMPLICATIONS:

The licence fees for the annual and renewal, short-term and renewal are nominal and are to account for resources to prepare, register and track licence agreements. The licence fee use of trailer during construction of a dwelling are set to account fees in lieu of property taxes as the trailer is being used as the only accommodation on the property and on a regular basis instead of short-term accommodation.

The set fines are comparable to other set fines within our municipality and provide enough short form wording options to provide flexibility for enforcement.